



14 Penarrow Close, Falmouth

Guide Price £365,000



Heather & Lay
The local property experts

THE LOCATION

Penarrow Close is a popular 'no through road', in a much favoured and elevated situation on the outskirts of Falmouth, within about one mile from the town, harbourside and Swanpool Nature Reserve and beach. The location is convenient for local shops including an excellent 'early till late' Co-op, great as ones 'corner shop'. Primary Schools at Mongleath (St Marys & St Francis Schools) and Marlborough School are nearby, as is Falmouth's community secondary school & college on Trescobeas Road. The property was built in the 1970's during a time of less intensive development than is the norm today, resulting in relatively lower density housing with decent garden size and spacing, often lacking in the town's more recent schemes. There is a regular bus service nearby, providing access to Falmouth and Penmere Train Station located at the other end of Boslowick road which offers railway links into Falmouth Dell, The Docks, Penryn and Truro, with links to Penzance, London Paddington and other principal cities. You will also find excellent walks, countryside and cycle routes all on your doorstep as well as Falmouth Golf Club and other social clubs like sea swimming, tennis, squash and many more. Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailors town Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants and pubs to suit all tastes.

- Spacious 3–4 Bedroom Semi-Detached Family Home
- Flexible Office / Bedroom 4 with En-Suite Shower Room
- Tucked Away on a No-Through Road
- Double Glazing & Modern Gas Combi Boiler
- Beautifully Landscaped Garden with Outdoor Kitchen
- Sunny South-Facing Rear Garden
- Great Location Close to Swanpool Beach & Boslowick Shops
- Excellent Transport Links – Bus Route & Penmere Station Nearby







THE PROPERTY

Built by Messrs Wimpey Homes in the 1970s, this well-proportioned semi-detached family home enjoys a no through road position and a sunny southerly facing rear garden with countryside views. The accommodation is bright and spacious throughout, with three bedrooms and a modern family bathroom to the first floor. On the ground floor there is a separate sitting room and a kitchen/dining room with French doors opening onto the rear garden, creating a great space for everyday living and entertaining. The former garage has been converted to provide flexible additional accommodation, currently used as a home office with an adjoining en-suite shower room, making it ideal as a guest suite or potential fourth bedroom. Outside, the landscaped rear garden is gently tiered and features a patio, lawn, outdoor kitchen and pergola, perfect for outdoor dining and relaxation. To the front is driveway parking with an electric vehicle charging point. Conveniently located in Falmouth and viewing is highly recommended. Overall, this is an impressive and versatile family home offering generous living space, natural light and a convenient location within Falmouth.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) A double glazed front door entering through to...

ENTRANCE HALLWAY

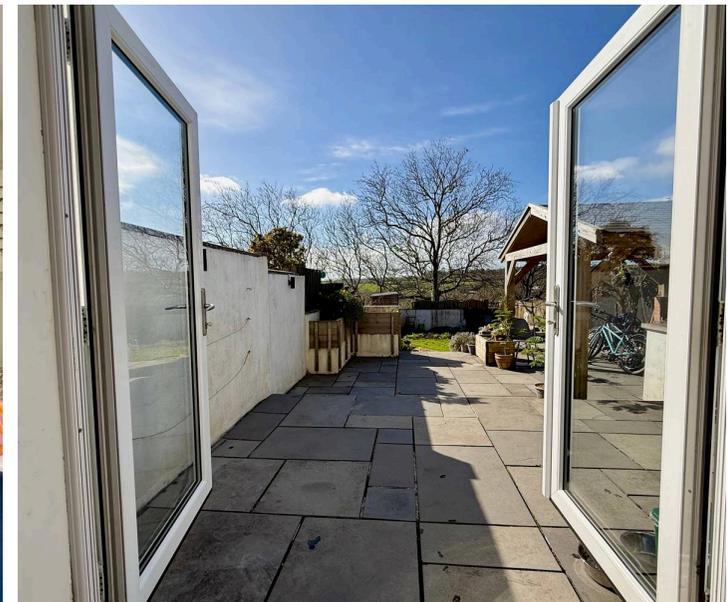
Staircase rising to the first floor, door through to office/bedroom four to the right and door to the left into the.....

SITTING ROOM

An open-plan room with square arch through to the kitchen/diner. Bright with large window to the front. Modern designer gas fire as a focal point built into the chimney breast. Karndean wood effect flooring. Under stair cupboard.

KITCHEN/DINING ROOM

A fantastic open-plan, dual-aspect space filled with natural light, featuring wide French doors opening onto the sunny southerly facing rear garden. The kitchen is fitted with modern high-gloss grey door and drawer fronts, complemented by light-coloured worktops and a contrasting dark composite 1½ bowl sink set beneath a rear-facing window. Integrated appliances include a dishwasher, high-level oven, hob with extractor over, and a washing machine. Further features include a side window, designer radiator, space for a large fridge freezer, under counter tumble dryer and attractive light wood-effect flooring that complements the work surfaces, creating a stylish and practical space for everyday living and entertaining.







OFFICE/BEDROOM FOUR

Formerly the garage of this property and converted into an office/bedroom four. Under floor heated Karndean wood effect flooring. Window to the front and a very nice en-suite to the rear.

SHOWER EN-SUITE

Modern shower room with fully tiled and comprising a shower cubicle with a sliding glass door, plumbed shower over, vanity unit with fitted wash basin and WC. Double glazed window to the rear aspect, heated towel radiator and an extractor fan.

FIRST FLOOR

A double-glazed window to the side aspect provides natural light to the first floor. Lovely oak doors provide access to the three bedrooms and family bathroom. Loft hatch above with ladder and partially boarded.

BEDROOM ONE

Spacious and bright double-sized bedroom with a large, double-glazed window to the front aspect, overlooking the garden and driveway with fitted colonial style shutters. Radiator.

BEDROOM TWO

Another double room with fantastic views out the window to the rear that offer a far-reaching countryside views. Spacious storage cupboard housing the combination boiler. Radiator.

BEDROOM THREE

Double-glazed window to the front aspect, radiator and over-stair storage.

FAMILY BATHROOM

A modern white three-piece suite comprising a panel bath with plumbed shower over and glazed screen to the side. Wash basin and W/C with hidden plumbing and nice shelf over. Obscure window to the rear. Very nicely tiled and presented.









OUTSIDE

FRONT

Tiered boarder planting plus off-road parking area and EV charger.

REAR

Large garden with huge patio area and super oak framed gazebo, lawn and shrub/flower planting, very secure dog/child friendly and with some pleasing views over the countryside beyond. A superb social space to enjoy with family and friends, facing Southerly and a great feature of the home.

AGENTS NOTE

The current owners have planning permission granted on 16th May 2025 for the addition of a porch, extending to the rear and above the existing converted garage, alongside internal alterations throughout the ground and first floor. Planning reference - PA25/02511 which can be found on the Cornwall Council Planning Portal.

SERVICES: Mains electricity, gas, water & drainage

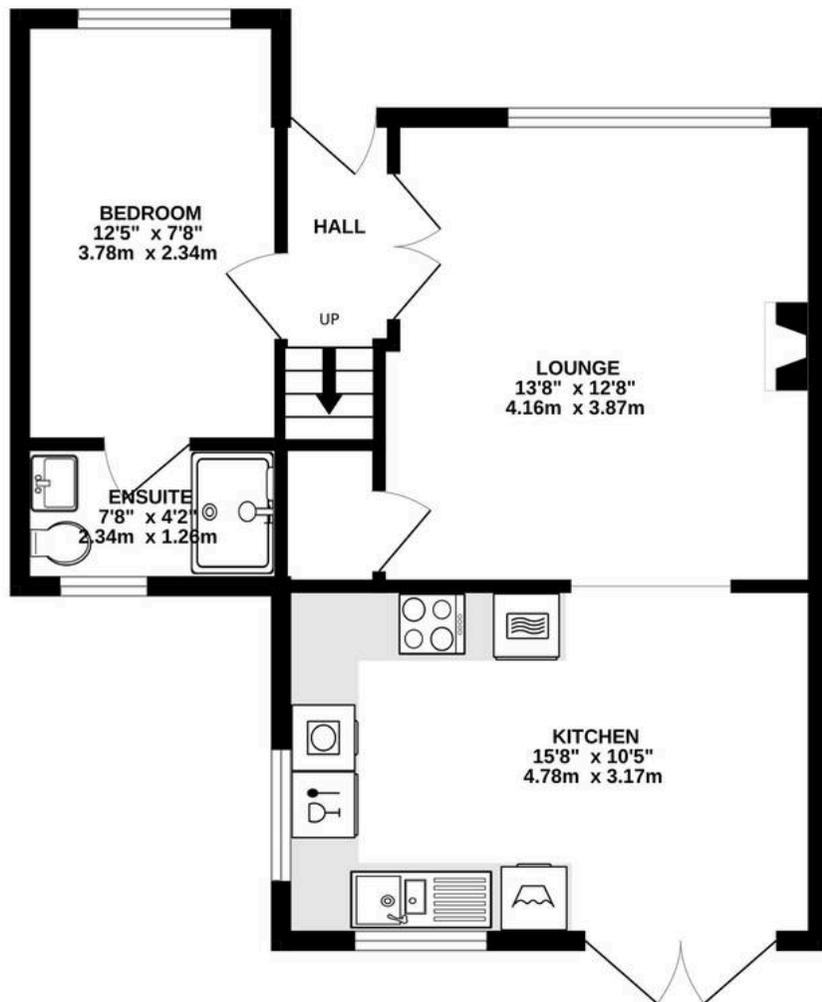
Council Tax band: C

Tenure: Freehold

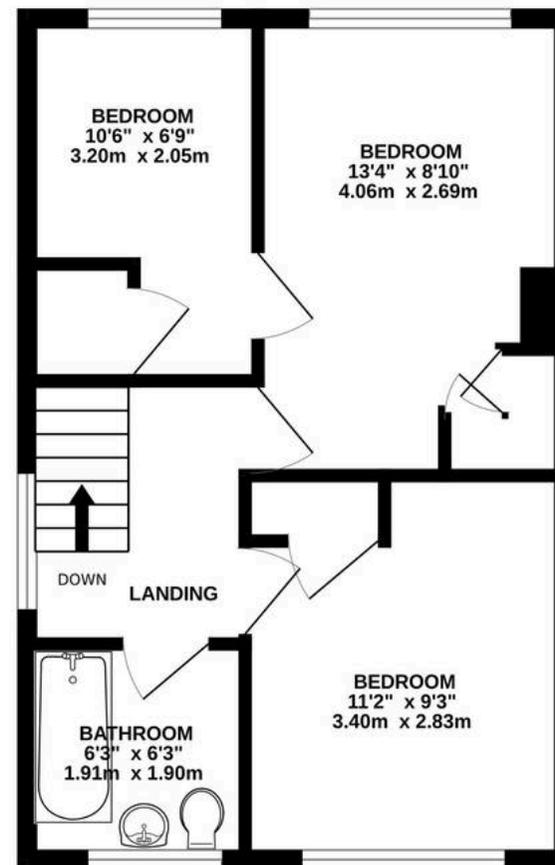
EPC Energy Efficiency Rating: C



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts